

Memo

To: Members of the Zoning Board of Appeals
From: Mary Ann Loncto
Date: October 4, 2012
Re: ZBA AGENDA – OCTOBER 9, 2012

Please be advised that the next regularly scheduled meeting of the Zoning Board of Appeals is scheduled for Tuesday, October 9, 2012, 7:30 p.m., American Legion Hall, 7 Spring Street. Following is the agenda:

Public hearing on the request of JBL Enterprises, LLC, 2557 South Avenue, who is applying for an area variance to be able to have a sign that is not allowed in a NB (Neighborhood Business) zone at 2557 South Avenue. Section 151-12(F)(2)(a)(1,2) states the only signs allowed are: Monument signs as large as five square feet in area per face with a height maximum of four feet or a post and arm sign as large as six square feet in sign area with a height maximum of eight feet from the ground to the top of the sign." Current sign was pre existing and is a pole sign.

Public hearing on the request of Bohler Engineering, LLC, as agent for Frank Hessari (Prestige Petroleum), the property owner, requesting a Special Use Permit for the redevelopment of an existing gas station/service station with an approximately 3,000 sq. ft. convenience store and sandwich shop, with approximately 24 parking spaces and appurtenances located at 2558 South Avenue. The redevelopment of the site will eliminate the service station component of the current use and will introduce access control and green space that are not present with the existing facility. An existing structure at the rear of the site will be removed. Also, the applicant is requesting an interpretation that Section 151-12(M) does not apply to the existing pylon sign presently located on the property. In the alternative, if the section is found to be applicable to the existing sign, the applicant is seeking any variances necessary to allow the existing sign to remain. In addition, the applicant is appealing from the determination of the building inspector that the use(s) proposed by the applicant for the property constitute only one "establishment," such that only one primary sign is permitted on the premises. If necessary, the applicant also seeks any necessary area or use variances required by Section 151-12(I)(2)(a)or(b) to allow the installation of the two proposed wall signs as shown on the plans.

mal